

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

GENERIC LEGEND

- DENOTES 5/8" REBAR PLACED UNLESS OTHERWISE NOTED
—○— IPF DENOTES IRON PIN FOUND
—○— C.M.F. DENOTES CONCRETE MONUMENT FOUND
—○— R.W.M. DENOTES RIGHT OF WAY MONUMENT FOUND
—○— P.P.C. DENOTES PROPERTY POINT COMPUTED
UP ■ PP POWER POLE/UNDERGROUND POWER
⊕ LIGHT POLE
— GUY
— P OVERHEAD POWER
— T OVERHEAD TELEPHONE
○ MHSS MANHOLE, SANITARY SEWER
⊗ MHWM MANHOLE, STORM SEWER
⊗ MHWM MANHOLE, WATER METER
⊗ MHVW MANHOLE, WATER VALVE
○ MHT MANHOLE, TELEPHONE
— SS SANITARY SEWER
--- STORM SEWER, RCP, CMP, PVC, ETC.
— W WATER LINE
— G GAS LINE
— GRATE, DROP INLET, OR CURB INLET
— X — X — FENCE
— — — — — PROPERTY LINE OR RIGHT OF WAY LINE
— C OVERHEAD CABLE VISION
— UT UNDERGROUND TELEPHONE
— UP UNDERGROUND POWER
GV ○ WV VALVE (GAS OR WATER)
GM ■ WM METER (GAS OR WATER)
598 + 56 SPOT ELEVATION
FINISHED FLOOR ELEVATION
○ CO CLEANOUT, SANITARY SEWER
○ COST CLEANOUT, STORM SEWER
⊠ ELBX ELECTRICAL BOX, UNDERGRD UTIL
⊠ SIG TRAFFIC SIGNAL BOX OR DEVICE
□ TELPED TELEPHONE PEDESTAL
□ TRANSFORMER
□ VALVE PIT
○ CENTERLINE OF STREET OR ROAD
○ FH FIRE HYDRANT
+ FDC FIRE DEPARTMENT CONNECTION
+ PIV PRESSURE INDICATOR VALVE
■ SB SOIL BORING
— WETLANDS DELINEATION
— LOT NUMBERS
— ADDRESS NUMBERS

NOTES:

1. CONCERNING ITEMS 8(a) & 8(b) OF TABLE "A", NO ZONING REPORT OR LETTER WAS PROVIDED WITH THE TITLE COMMITMENT DOCUMENTATION. HOWEVER, THE INFORMATION USUALLY FOUND IN A ZONING REPORT OR LETTER IS PROVIDED BASED UPON THE UNIFIED LAND DEVELOPMENT CODE (ULDC) FOR FLOYD COUNTY AND THE CITY OF ROME, GEORGIA. TAX PARCELS L11W-107 & L11W-108 ARE CURRENTLY ZONED S-R (SUBURBAN RESIDENTIAL). TAX PARCEL L11W-109 IS ZONED H-1 (HEAVY INDUSTRIAL). THE FOLLOWING INFORMATION IS PROVIDED BASED UPON THE ULDC:

MINIMUM SETBACK (ZONE H-1)
MAJOR OTHER SIDE REAR
STREET STREETS
100 N/A 200 200
THERE IS NO SETBACK REQUIRED WHERE PROPERTY IS ADJACENT TO RAIL LINE.

MAXIMUM HEIGHT FOR ZONING H-1 IS 80 FEET.
PARKING SPACE REQUIREMENT FOR ZONING H-1:
WHOLESALE AND OFFICE-WAREHOUSE USES: ONE SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO SALES OR OFFICE USE, PLUS ONE SPACE FOR EACH 2,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO STORAGE.
WAREHOUSE, TRANSFER AND STORAGE USES: ONE SPACE FOR EACH 2,000 SQUARE FEET OF GROSS FLOOR AREA AND OUTDOOR STORAGE AREA.
MANUFACTURING USES: TWO AND ONE-HALF SPACES FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA.

MINIMUM SETBACK (ZONE S-R)
MAJOR OTHER SIDE REAR
STREET STREETS
40 25 7 25
MAXIMUM HEIGHT FOR ZONING S-R IS 45 FEET.
PARKING SPACE REQUIREMENT FOR ZONING S-R IS TWO SPACES PER DWELLING UNIT.

2. THIS PROPERTY IS SHOWN ON THE ROME-FLOYD COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) AS TAX PARCELS L11W-107, L11W-108 & L11W-109.
3. AS OF THE DATE OF THIS SURVEY, THE CURRENT PROPERTY OWNERS ARE AS FOLLOWS:
TAX PARCEL OWNER WARRANTY DEED
L11W-107 & L11W-108 FLOYD COUNTY, GA D.B. 2516, P. 318
L11W-109 GORDON COUNTY-FLOYD COUNTY D.B. 1432, P. 144
JOINT DEVELOPMENT AUTHORITY

4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WAS DETERMINED BY VISUAL INSPECTION IN THE FIELD AND THE USE OF EARLIER MAPPING (WHEN AVAILABLE). NO ATTEMPT WAS MADE BY THIS SURVEYOR TO EXCAVATE FOR UTILITY INFORMATION, AND NO LIABILITY IS ASSUMED BY THIS FIRM FOR THE ACCURACY OR COMPLETENESS OF SUBSURFACE INFORMATION SHOWN HEREON. AN UNDERGROUND UTILITY LOCATION REQUEST WAS SUBMITTED TO GEORGIA 811 ON 08 DECEMBER 2018. HOWEVER, IT APPEARS THAT NOT ALL UNDERGROUND UTILITIES WERE MARKED. ALL UTILITIES THAT WERE MARKED APPEAR ON THIS SURVEY.
5. THERE ARE NO VISIBLE PARKING SPACES MARKED.
6. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. NO CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN PROVIDED TO THIS SURVEYOR. THERE WERE NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. NO WETLAND MARKERS WERE OBSERVED ON THIS SITE.
9. THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST HERMITAGE ROAD, SHANNON ROAD, AND REGIONAL PARK ROAD, WHICH IS ARE ALL DEDICATED PUBLIC STREETS.
10. THE ONLY ENCROACHMENTS ARE AS SHOWN (GRAVEL DRIVE OFF SHANNON ROAD).
11. A NEW LEGAL DESCRIPTION WAS DEVELOPED FOR THIS SURVEY FOR THE FOLLOWING REASONS:
a. THE EXTERIOR PROPERTY BOUNDARY AS IT EXISTS ON THIS SURVEY ENCOMPASSED THREE (3) TAX PARCELS. THE CLIENTS DESIRE WAS TO HAVE A LEGAL DESCRIPTION THAT ENCOMPASSED ALL THREE TAX PARCELS.
b. THE LEGAL DESCRIPTIONS OF TRACTS I, II, & III AS SHOWN ON EXHIBIT "A" OF THE TITLE COMMITMENT DOCUMENTATION WERE FROM THREE SEPARATE SURVEYS. THE NEW LEGAL DESCRIPTION IS TIED TO THE STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE.
12. THE TERM "CERTIFICATION" AS USED IN RULE 180-6-09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-20(8) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE SURVEYOR, REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
13. SURVEY DATA:
ERROR OF CLOSURE PLAT: 1 IN 844,210
ERROR OF CLOSURE FIELD: 1 IN 33,565
ANGULAR ERROR: 27 PER ANGLE POINT
ADJUSTED BY: LEAST SQUARES RULE
EQUIP. USED: ROBOTIC TOTAL STATION

THIS PROPERTY DOES NOT LIE IN AN AREA HAVING SPECIAL FLOOD HAZARDS ACCORDING TO FLOOD INSURANCE RATE MAP FOR FLOYD COUNTY, GEORGIA, AND INCORPORATED AREAS, MAP NUMBER 13115C0204E, WHICH PANEL, IS NOT PRINTED.

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



KENNETH M. REYNOLDS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2627

DATE

SOUTHERN ENGINEERING & SURVEYING, INC.
ENGINEERS SES SURVEYORS
Land Planning - Land Developing
180 THREES RIVERS DRIVE - SUITE 1400
ROME, GEORGIA 30161-2307
(706) 235-4143
FAX (706) 235-4191

TO: BALL CORPORATION, GORDON COUNTY - FLOYD COUNTY JOINT DEVELOPMENT AUTHORITY, & CHICAGO TITLE INSURANCE COMPANY.
COMMITMENT DATE: 15 OCTOBER 2018

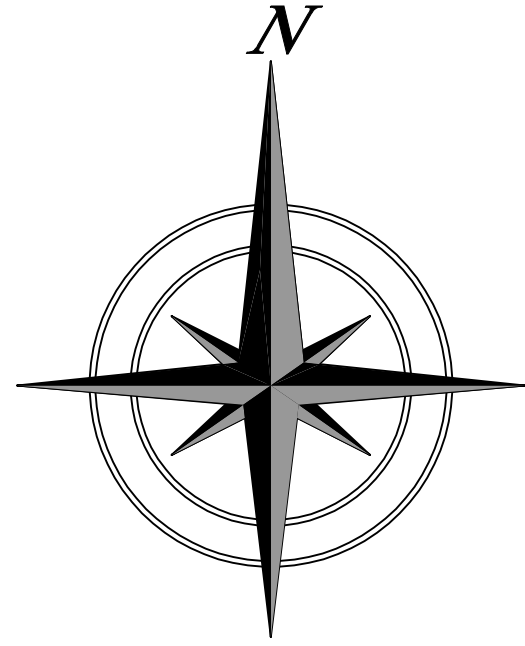
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, 17, 18, & 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 19 DECEMBER 2018.

DATE KENNETH M. REYNOLDS
GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2627

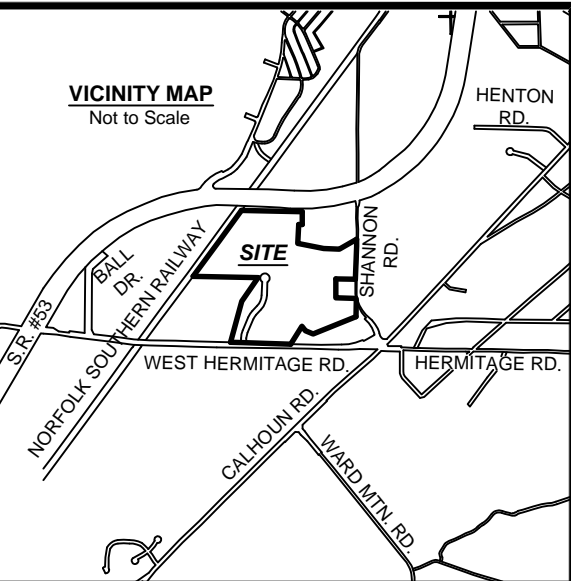
ALTA/NSPS LAND TITLE SURVEY FOR
BALL CORPORATION,
GORDON COUNTY - FLOYD COUNTY
JOINT DEVELOPMENT AUTHORITY, &
CHICAGO TITLE INSURANCE COMPANY

LOCATED IN LAND LOT 54, 23RD DISTRICT, 3RD SECTION,
FLOYD COUNTY, GEORGIA.

200 0 200 400 600
ONE INCH EQUALS 200 FEET



BEARINGS SHOWN HEREON HAVE BEEN CALCULATED FROM ANGLES TURNED AND ARE REFERENCED TO NORTH - GEORGIA (WEST ZONE)



LEGAL DESCRIPTION

All that tract or parcel of land, situated, lying, and being in Land Lot 54, 23rd District, 3rd Section, Floyd County, Georgia, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron pin found at the intersection of the east line of Land Lot 54, said District and Section and the southwest right of way (R/W) line of Shannan Road (also known as Old Shannan Road) (30-foot R/W), and from said **POINT OF BEGINNING**,
Thence, along the property now or formerly owned by Watters Investments, L.P., and South 01 degree 01 minute 19 seconds West for a distance of 105.99 feet to a 1/2-inch iron pin found;
Thence South 01 degree 20 minutes 45 seconds West for a distance of 132.43 feet to a 5/8-inch iron pin found;
Thence, along the property now or formerly owned by James L. Meers and Rebekah W. Meers, South 67 degrees 37 minutes 21 seconds West for a distance of 711.29 feet to a 5/8-inch iron pin found;
Thence North 60 degrees 34 minutes 35 seconds West for a distance of 103.26 feet to a 5/8-inch iron pin found;
Thence North 38 degrees 52 minutes 33 seconds West for a distance of 93.40 feet to a 1/2-inch iron pin found;
Thence South 32 degrees 14 minutes 45 seconds West for a distance of 308.90 feet to a 5/8-inch iron pin found located on the north R/W line of West Hermitage Road (80-foot R/W).
Thence, along the north R/W line of West Hermitage Road, North 88 degrees 42 minutes 12 seconds West for a distance of 259.37 feet to a 5/8-inch iron pin found;
Thence, continuing along the north R/W line of West Hermitage Road, North 88 degrees 16 minutes 35 seconds West for a distance of 536.35 feet to a point located at the intersection of the north R/W line of West Hermitage Road and the east R/W line of Regional Park Road (80-foot R/W).
Thence, along the east R/W line of Regional Park Road, North 01 degree 43 minutes 25 seconds East for a distance of 68.16 feet to a point;
Thence, along a curve to the right having a radius of 235.00 feet and an arc length of 87.57 feet, being subtended by a chord of North 12 degrees 23 minutes 57 seconds East for a distance of 87.07 feet to a point;
Thence North 23 degrees 04 minutes 29 seconds East for a distance of 214.46 feet to a point;
Thence, along a curve to the right having a radius of 235.00 feet and an arc length of 82.38 feet, being subtended by a chord of North 33 degrees 07 minutes 02 seconds East for a distance of 81.96 feet to a point;
Thence North 43 degrees 09 minutes 35 seconds East for a distance of 102.92 feet to a point;
Thence, along a curve to the left having a radius of 329.85 feet and an arc length of 236.05 feet, begin subtended by a chord of North 22 degrees 39 minutes 30 seconds East for a distance of 231.05 feet to a point;
Thence North 02 degrees 09 minutes 35 seconds East for a distance of 196.30 feet to a point, which point marks the beginning of a cut-de-sac, having a radius of 70 feet;
Thence, along a curve to the left (said cut-de-sac) having a radius of 70.00 feet and an arc length of 354.67 feet, begin subtended by a chord of North 67 degrees 50 minutes 35 seconds West for a distance of 80.00 feet to a point, said point being located on the west R/W line of Regional Park Road;
Thence, along the west R/W line of Regional Park Road, South 02 degrees 09 minutes 35 seconds West for a distance of 196.30 feet to a point;
Thence, along a curve to the right having a radius of 249.85 feet and an arc length of 178.80 feet, being subtended by a chord of South 22 degrees 39 minutes 30 seconds West for a distance of 175.01 feet to a point;
Thence South 43 degrees 09 minutes 35 seconds West for a distance of 102.92 feet to a point;
Thence, along a curve to the left having a radius of 315.00 feet and an arc length of 110.42 feet, being subtended by a chord of South 33 degrees 07 minutes 02 seconds West for a distance of 109.86 feet to a point;
Thence South 23 degrees 04 minutes 29 seconds West for a distance of 214.46 feet to a point;
Thence, along a curve to the left having a radius of 315.00 feet and an arc length of 117.38 feet, begin subtended by a chord of South 12 degrees 23 minutes 57 seconds West for a distance of 116.71 feet to a point;
Thence South 01 degree 43 minutes 25 seconds West for a distance of 68.16 feet to a point located at the intersection of the west R/W line of Regional Park Road and the north R/W line of West Hermitage Road.
Thence, along the north R/W line of West Hermitage Road, North 88 degrees 16 minutes 35 seconds West for a distance of 154.79 feet to a 5/8-inch iron pin found;
Thence, leaving the north R/W line of West Hermitage Road, along the property now or formerly owned by U.S. Biotech, Inc., North 15 degrees 11 minutes 07 seconds East for a distance of 634.49 feet to a 5/8-inch iron pin found;
Thence North 35 degrees 28 minutes 37 seconds East for a distance of 437.30 feet to a 5/8-inch iron pin found;
Thence North 88 degrees 50 minutes 54 seconds West for a distance of 349.13 feet to a railroad cross tie;
Thence North 89 degrees 11 minutes 00 seconds West for a distance of 625.56 feet to a 5/8-inch iron pin found;
Thence, along the property now or formerly owned by Bryon Benefield, North 89 degrees 22 minutes 21 seconds West for a distance of 81.94 feet to a 1-inch opened-top pipe;
Thence South 09 degrees 59 minutes 48 seconds West for a distance of 342.44 feet to a 1/2-inch iron pin found;
Thence South 78 degrees 09 minutes 14 seconds East for a distance of 395.33 feet to a 1/2-inch iron pin found;
Thence, along the property now or formerly owned by Lois W. Wheeler, South 86 degrees 34 minutes 55 seconds East for a distance of 230.34 feet to a 1/2-inch iron pin found;
Thence North 57 degrees 44 minutes 01 seconds East for a distance of 300.41 feet to a point on the west R/W line of Shannan Road, said point being marked by a 5/8-inch iron pin found 1.00 feet west of the R/W;
Thence, along the meandering R/W line of Shannan Road, South 01 degrees 14 minutes 09 seconds West for a chord distance of 211.88 feet to a 1/2-inch iron pin found;
Thence, continuing along the meandering R/W line of Shannan Road, South 02 degrees 03 minutes 09 seconds West for a chord distance of 389.79 feet to a 5/8-inch iron pin found;
Thence, leaving the west R/W line of Shannan Road, along the property now or formerly owned by Harvey Bishop, Jr., North 88 degrees 38 minutes 30 seconds West for a distance of 271.87 feet to a 5/8-inch iron pin found;
Thence South 01 degree 08 minutes 10 seconds West for a distance of 295.30 feet to a 5/8-inch iron pin found;
Thence South 89 degrees 21 minutes 30 seconds East for a distance of 290.23 feet to a 1/2-inch iron pin found, said point being located on the west R/W line of Shannan Road;
Thence, along a curve to the left having a radius of 536.35 feet and an arc length of 23.18 feet, begin subtended by a chord of South 15 degrees 35 minutes 29 seconds East for a distance of 23.18 feet to a 5/8-inch iron pin found and the **POINT OF BEGINNING**, having an area of 66.142 Acres.

Course	Bearing	Distance
C1	N 01°43'25" E	68.16
C2	Rad: 235.00° Tan: 44.30° Chd: N 12°23'57" E	81.96 87.07
C3	N 23°42'29" E	214.46
C4	Rad: 235.00° Tan: 41.62° Chd: N 33°07'02" E	81.96 102.92
C5	N 43°09'35" E	236.05
C6	Rad: 329.85° Tan: 123.33° Chd: N 22°39'30" W	231.05 196.30
C7	N 02°09'25" E	196.30
C8	Rad: 70.00° Tan: -48.74° Chd: N 87°50'35" W	354.67 80.00
C9	S 02°09'25" W	196.30
C10	Rad: 249.85° Tan: 33.42° Chd: S 22°39'30" W	175.01 175.01
C11	S 43°09'35" W	102.92
C12	Rad: 315.00° Tan: 55.78° Chd: S 33°07'02" W	110.42 109.86
C13	S 23°04'29" W	214.46
C14	Rad: 315.00° Tan: 59.38° Chd: S 12°23'57" W	117.38 116.71
C15	S 01°43'25" W	68.16

CHICAGO TITLE INSURANCE COMPANY
ALTA COMMITMENT
SCHEDULE B - SECTION II

- Exceptions**
- Easement from H.L. Black to Georgia Power Company dated March 12, 1937 and recorded in Deed Book 188, Page 51. (Location undetermined. Not plotted.)
 - Easement from P.C. Ward to Georgia Power Company dated April 23, 1946 and recorded in Deed Book 222, Page 338. (Location undetermined. Not plotted.)
 - Easement from W. T. Lacey to Georgia Power Company dated January 23, 1985 and recorded in Deed Book 414, Page 285. (Location undetermined. Not plotted.)
 - Return of special master against 1.13 acres of the land of L.F. Sherman and Rebecca Ward Sherman et al. dated December 31, 1988 and recorded in Deed Book 488, Page 1 for sewer easement purposes in favor of Floyd County Georgia. The same has been assigned to the City of Rome by assignment recorded in Deed Book 1042, Page 195. (Not applicable; does not encumber property.)
 - Easement from L.F. Sherman to Georgia Power Company dated August 5, 1971 and recorded in Deed Book 516, Page 132. (Location undetermined. Not plotted.)
 - Right of way deed from W.T. Lacey to the Department of Transportation dated March 30, 1978 and recorded in Deed Book 770, Page 124. (Not applicable; does not encumber property.)
 - Easement from Mrs. Lois Wheeler to Georgia Power Company dated July 25, 1983 and recorded in Deed Book 892, Page 578. (Location undetermined. Not plotted.)
 - Right of way deed from Rebecca Ward Sherman to Floyd County Georgia dated February 14, 1984 and recorded in Deed Book 886, Page 726. (Not applicable; does not encumber property.)
 - Right of way deed from Rebecca Ward Sherman to Floyd County Georgia dated February 1, 1991 and recorded in Deed Book 1118, Page 532. (Not applicable; does not encumber property.)
 - Right of way deed from Rebecca Ward Sherman to Floyd County Georgia dated February 1, 1991 and recorded in Deed Book 1118, Page 541. (Plotted as part of existing right of way.)
 - Permit for Anchors, Guy Poles and Wires from Rebecca Ward Sherman to Oglethorpe Power Corporation dated October 23, 1982 and recorded in Deed Book 1183, Page 789. (Not applicable; does not encumber property.)
 - Sewer Easement from the Gordon County-Floyd County Joint Development Authority to the City of Rome dated June 4, 2001 and recorded in Deed Book 1540, Page 514. (Plotted.)



FIELD DATE: 19 DECEMBER 2018

PLAT DATE: 21 DECEMBER 2018

SCALE: 1" = 200'

FILE: 3.23 54A